149.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	903,400 / 903,400
					USE VALUE:	903,400 / 903,400
					ASSESSED:	903,400 / 903,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPARKS ANDREW W & JANET K
Owner 2:	
Owner 3:	
Street 1:	70 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TURCOTTE MEREDITH/TRUSTEE -
Owner 2:	ROBBINS RD 70 REALTY TRUST -
Street 1:	70 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 2132 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	501,100	3,300	399,000	903,400
Total Card	0.115	501,100	3,300	399,000	903,400
Total Parcel	0.115	501,100	3,300	399,000	903,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.73 /Parcel: 423.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98049

GIS Ref

GIS Ref

Insp Date 02/24/18

!11638!

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	501,100	3300	5,000.	399,000	903,400		Year end	12/23/2021
2021	101	FV	487,400	3300	5,000.	399,000	889,700		Year End Roll	12/10/2020
2020	101	FV	487,400	3300	5,000.	399,000	889,700	889,700	Year End Roll	12/18/2019
2019	101	FV	375,400	3300	5,000.	399,000	777,700	777,700	Year End Roll	1/3/2019
2018	101	FV	375,500	3300	5,000.	353,400	732,200	732,200	Year End Roll	12/20/2017
2017	101	FV	367,800	3300	5,000.	296,400	667,500	667,500	Year End Roll	1/3/2017
2016	101	FV	338,200	3300	5,000.	296,400	637,900	637,900	Year End	1/4/2016
2015	101	FV	320,500	3300	5,000.	256,500	580,300	580,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:50:45

LAST REV

Date	Time
06/14/19	10:33:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11638

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURCOTTE MEREDI	1467-140		2/27/2015		1,000,000	No	No		
SPENCE MEREDITH	1333-123		2/26/2007	Family	1	No	No		
SIEBERT PETER W	1192-61		8/10/1998		263,800	No	No		Y

USER DEFINED

Prior Id # 1:	98049
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/9/2019	174	New Wind	9,600	C				
6/4/2003	389	Renovate	120,000	C		G6	GR FY06	1ST & 2ND FLRS & A
1/23/2003	40	Addition	100,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	Meas/Inspect	HS	Hanne S
10/28/2008	Meas/Inspect	163	PATRIOT
8/9/2005	Fieldrev-Chg	BR	B Rossignol
3/8/2000	Inspected	264	PATRIOT
11/18/1999	Measured	268	PATRIOT
4/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	8									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	181.510
Other Features:	113248
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561775
Depreciation:	60672
Depreciated Total:	501103

COMMENTS

OF=4 FIXTURES IN 2 BTHS & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

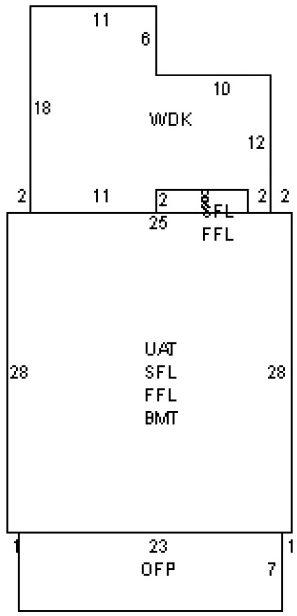
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	219.63
Special Features:	0	Val/Su Net:	180.90
Final Total:	501100	Val/Su SzAd	349.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	716	181.510	129,961
SFL	Second Floor	716	181.510	129,961
BMT	Basement	700	85.080	59,558
WDK	Deck	302	9.270	2,801
UAT	Upper Attic	175	139.760	24,458
OFP	Open Porch	161	26.640	4,289

Net Sketched Area:	2,770	Total:	351,028
Size Ad	1432	Gross Area	3295	FinArea	2132
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1932	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300